044.A	0007	0074.2	1 of 1	Condominium	ARLINGTON
Map	Block	Lot	CARD		

	Total Card /	Total Parcel
APPRAISED:	865,600 /	865,600
USE VALUE:	865,600 /	865,600
ASSESSED:	865,600 /	865,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		PARK ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	TEDESCO PHILIP E &
Owner 2:	MCCARTY MAUREEN
Owner 3:	
Street 1:	74 PARK ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RECH DANIEL & FOSTER TIFFANY -
Owner 2:	-
Street 1:	74 PARK ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 2838 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	865,600			865,600
Total Card	0.000	865,600			865,600
Total Parcel	0.000	865,600			865,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.00 | /Parcel: 305.00

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
310468			05/31/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.A-0007-0074.2

!15642!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	865,600	0	.		865,600		Year end	12/23/2021
2021	102	FV	850,200	0	.		850,200		Year End Roll	12/10/2020
2020	102	FV	834,700	0	.		834,700	834,700	Year End Roll	12/18/2019
2019	102	FV	813,900	0	.		813,900	813,900	Year End Roll	1/3/2019
2018	102	FV	739,000	0	.		739,000	739,000	Year End Roll	12/20/2017
2017	102	FV	660,900	0	.		660,900	660,900	Year End Roll	1/3/2017
2016	102	FV	660,900	0	.		660,900	660,900	Year End	1/4/2016
2015	102	FV	608,000	0	.		608,000	608,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:06:32

LAST REV

Date	Time
05/31/18	17:41:29

danam

USER DEFINED

Prior Id # 1:	31664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RECH DANIEL & F	64495-121		11/12/2014		724,500	No	No		
ROTHFUCHS DEVEL	51497-170		7/29/2008		650,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2009	950	Manual	17,425					
4/4/2007	211	New Buil	310,000			G9	GR FY09	DUPLEX TOWNHOMES

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
1/26/2009	Meas/Inspect	294	PATRIOT
1/14/2009	NEW CONDO	BR	B Rossignol
12/3/2008	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8025													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1M - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3.6 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.81897926
Const Adj.:	0.99989998
Adj $ / SQ:	204.724
Other Features:	56655
Grade Factor:	1.33
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	897916
Depreciation:	32325
Depreciated Total:	865591

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	353.97
Special Features:	0	Val/Su Net:	305.00
Final Total:	865600	Val/Su SzAd	460.18

SKETCH

UnSketched SubAreas:
GLA: 1881,
BMT: 957,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,881	204.720	385,086
BMT	Basement	957	81.070	77,585

Net Sketched Area:	2,838			Total:	462,671
Size Ad	1881	Gross Area	2838	FinArea	2838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

044.A-0007-0074.2

IMAGE

AssessPro Patriot Properties, Inc